

PURCHASE MONEY 2427 1984 At 11 o'clock PM Same Day Recorded & Ex'd per Charles C. Keller, CL
THIS/MORTGAGE, made this 18 day of May, 1984, by and between

JAMES A. HUFFMAN

hereinafter called "Mortgagor," and BETTY L. ROUTZAHN

, hereinafter called "Mortgagee."

WITNESSETH: WHEREAS, Mortgagor now stands indebted unto Mortgagee in the sum of Two Hundred SEVENTY THOUSAND and no/100----- Dollars (\$270,000.00), which sum was lent to the Mortgagor, evidenced by a note of even date herewith payable to the said Mortgagee, or order, with interest from date at the rate of twelve per cent (12%) per annum on any unpaid balance under terms and provisions set forth in said note.

Principal and interest shall be due and payable in monthly installments of Two Thousand Nine Hundred Seventy-two Dollars and ninety-five cents (\$2,972.95), each, commencing on the 18 day of May, 1984 and on the 18 day of each and every month thereafter until the principal and interest are fully paid.

REC'D FEE 18.00
MORTGAG 3502 #
#06194 CASE R01 115:48
05/22/84

AND WHEREAS, for the better securing of the payment of said single bill or note or notes that may be given hereafter in extension or renewal of the note referred to above or any part thereof, the Mortgagor does hereby execute this mortgage which is for a part of the purchase price of real estate.

18. NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), in hand paid, the said Mortgagor does hereby grant and convey in fee simple unto Mortgagee, its or their heirs, personal representatives, successors or assigns, hereinafter collectively called "Mortgagee", all those lots or parts of lots situate, lying and being in Petersville Election District, Frederick County, Maryland as shown on Plat No. F 1055 HC prepared by Sutcliffe & Associates entitled "BOUNDARY PLAT OF THE ESTATE OF SAMUEL L. REMSBURG", dated April 30, 1984 and recorded in Plat Book 29, folio 57, one of the Land Records of Frederick County, Maryland, and containing a total area of 2.698 acres, more or less.

BEING all the real estate conveyed in a deed from Franklin W. Martz, Assignee for Farmers & Mechanics National Bank, Substitute Trustee under the Will of Samuel L. Remsburg, deceased, unto Betty L. Routzahn, dated January 9, 1981 and recorded in Liber 1136, folio 443, one of the Land Records of Frederick County, Maryland.

AND BEING all and the same real estate conveyed in a Confirmatory Deed from Fredericktown Bank & Trust Company, Personal Representative and Trustee under the Last Will and Testament of Samuel L. Remsburg, and Farmers & Mechanics National Bank, Substitute Trustee under the Last Will and Testament of Samuel L. Remsburg, unto Betty L. Routzahn, dated May 18, 1984 and intended to be recorded prior to the recording of these presents among the Land Records of Frederick County, Maryland, and

BEING all and the same real estate conveyed unto James A. Huffman by deed from Betty L. Routzahn bearing even date herewith and intended to be recorded just prior to or simultaneously with the recording of these presents among the Land Records of Frederick County, Maryland.